

*U.S. - Mass. - Boston*

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FIFTEENTH ANNUAL REPORT

OF THE

IMPROVED DWELLINGS  
ASSOCIATION

1901

Incorporated April 3, 1885.





Fifteenth Annual Report

OF THE

Improved Dwellings Association

March 1, 1901.

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BOSTON

G. R. WILLIS & CO., 286-292 Washington Street, (opposite School.)

1901.



OFFICERS FOR 1901.

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*President.*

WALTER HUNNEWELL.

*Vice-President.*

RICHARD W. HALE.

*Clerk and Treasurer.*

HERBERT CLARK.

*Directors.*

GERTRUDE S. ELLIS.

EDWIN GINN.

RICHARD W. HALE.

ARTHUR D. HILL.

HARRIET MINOT LAUGHLIN.

MARY MORTON KEHEW.

WALTER HUNNEWELL.

IDA M. MASON.

HELEN SHARP.

ROBERT S. STURGIS.

R. CLIPSTON STURGIS.

HERBERT CLARK.



## Annual Report of Agent.

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During the past ten months a number of repairs have been made which add greatly to the comfort of the tenants and the improvement of the property. The blinds of all the houses have been either repaired or replaced and painted; all the windows have been re-puttied and painted, and the chimneys pointed. At 31 and 33 Athens Street, new clothes yards have been built and new sashes put into many of the windows. Last winter the tenants of C Street complained because the water, after a heavy storm, flowed from the yards into the basements causing dampness and illness. During the summer cesspools and a drain were dug which carry the water from the yards to the sewer. The work was very satisfactorily done and the tenants are greatly pleased with the result.

The interior of the houses have been improved by the work of the paperhanger, painter, carpenter, plasterer, plumber and various workmen. On the whole our tenements are warm, clean, healthful and much more attractive than many of the tenements in the neighborhood, especially at Lower Athens Street and at West Second Street.

A great effort has been made to impress upon the minds of the tenants the value of cleanliness. Good results, but not the best, have been obtained and constant vigilance on the part of the agent is necessary.

As far as possible the wish of the Directors has been carried out and the agent has called each week upon the tenants for the purpose of collecting the rents. In this way she is admitted naturally into the homes, and gradually into the confidence of the people, especially of the women, and thus one of the greatest opportunities for doing and receiving good is opened. One is often able to lighten, if not lift, the burdens of these mothers and is privileged to carry a little cheer into a few poor homes.

In the spring two of the Directors, with the help of the agent, visited the landlords and agents, who were responsible for the tenements at lower Athens Street, with a view of impressing them with the desirability of keeping their tenements in good repair and of being particular whom they admitted. It was hoped that in this way the tone of the neighborhood would be elevated. It was encouraging to find that many had been and were willing to continue to be careful, and at this time it was learned that since 31 and 33 Athens Street had been owned by the Improved Dwellings Association, the neighborhood had greatly improved.

The various industries of South Boston have been visited by the agent for the purpose of meeting the Managers, and thus being influential in aiding our worthy poor to secure work, and also for the purpose of ascertaining the establishments in which it is proper for women and girls to be employed. So far these visits have been very instructive and have also been fruitful in securing work for several.

As the work continues, new responsibilities arise and demand more and more of one's time, strength and thought.

Respectfully submitted,

MAUDE A. EVERETT, *Agent.*

Jan. 7, 1901.

# Annual Report of the Treasurer of the Improved Dwellings Association for the Year 1900.

## ASSETS.

Broadway Estate (after charging off from income \$500 for depreciation as per vote of Directors)	\$54,500.00	
Second St. Estate: —		
Land (after charging off for depreciation \$500 as per vote of Directors . . . . .)	\$10,000.00	
Buildings (after charging off for depreciation \$16,500 as per vote of Directors) . . . . .	30,000.00	40,000.00
Athens St., Estates, No. 31-33 (after charging off from income for depreciation as per vote of Directors \$100) . . . . .		3,400.00
Cash in Boston Safe Deposit & Trust Co. . . . .		2,297.93
Profit and Loss . . . . .	13,302.07	\$113,500.00

## LIABILITIES.

1,000 Shares of Capital Stock . . . . .	\$100,000.00	
Mortgage on Broadway Estate . . . . .	9,000.00	
Mortgage on Second Street Estate . . . . .	4,500.00	\$113,500.00

## FINANCIAL STATEMENT.

<i>Balance of Cash on hand Jan. 1, 1900,</i> . . . . .	\$1,584.66
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## RECEIPTS.

Rents of Broadway Est., 12 months to Dec. 31, 1900	\$5,174.29	
“ “ Second St. Est., 52 weeks to Dec. 31, 1900	2,608.86	
“ “ 31-33 Athens St. Est., 52 wks. to Dec. 31, 1900	561.08	
Interest on deposits, 12 months to Dec. 20, 1900 . . . . .	45.15	
For coal sold tenants . . . . .	10.50	\$8,399.88

## PAYMENTS.

### Broadway Estate.

Repairs including draining yards (\$150) . . . . .	\$994.98	
Water rates . . . . .	117.50	
Taxes . . . . .	696.36	
Expense . . . . .	39.38	
Paid Agents . . . . .	295.59	\$2,143.81
	<u>\$2,143.81</u>	<u>\$9,984.54</u>

**Second Street Estate.**

Repairs . . . . .	\$520.88	
Water rates . . . . .	334.20	
Expense . . . . .	297.75	
Paid agents . . . . .	260.00	
Taxes . . . . .	604.80	\$2017.63

**Athens Street Estate.**

Repairs . . . . .	\$320.71	
Expense . . . . .	27.47	
Water rates . . . . .	44.00	
Taxes . . . . .	58.02	
Paid agents . . . . .	43.29	\$493.49

Paid interest on Mortgages . . . . .	\$528.74	
“ salary of Clerk and Treasurer . . . . .	200.00	
“ general expense . . . . .	52.19	
“ dividends $2\frac{1}{4}$ per cent. on \$100,000.00 . . . . .	2250.00	
“ for commission for selling coal . . . . .	.75	\$7,686.61
<i>Balance Cash on hand Jan. 1, 1901, in Boston</i>		
<i>Safe Deposit &amp; Trust Co. . . . .</i>		\$2,297.93

E. &amp; O. E.

HERBERT CLARK, *Treasurer.*

BOSTON, JAN. 1, 1901.

This is to certify that on a careful examination of the accounts of the Improved Dwellings Association for the year 1900, I find them correct. Cash receipts were deposited in the bank, and all payments were satisfactorily vouched. The balance of cash on hand January 1, 1901, \$2,297.93 was in the Boston Safe Deposit & Trust Co.

GEO. T. STODDARD, *Auditor.*

BOSTON, January 4, 1901.

BOSTON, January, 1901.

We have employed Mr. George T. Stoddard to examine the Treasurer's books and accounts for the year, ending December 31st, 1900, under the authority given your committee; and we approve his report, and adopt it as our own.

MARTIN L. BRADFORD,	} <i>Auditing</i>
GEORGE WIGGLESWORTH,	
ELLERTON JAMES.	

*Committee.*

## Treasurer's Report.

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The treasurer reported that the gross income from the property for the year 1900, was \$8,399.88, and that the net income was \$2,963.27, from which \$2,250 has been paid in dividends to the stockholders and \$600 has been charged off for depreciation on the property.

The net income on the Broadway property increased over seven hundred dollars, but the "Ellis Memorial" and Athens Street Estates showed a loss of about nine hundred dollars as compared with the previous year.

HERBERT CLARK, *Treasurer.*

## PROPERTY OF THE ASSOCIATION.

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Is in South Boston, Mass., and is as follows : —

- (1) **Rufus Ellis Memorial** (office, 25 W. Second Street), a new brick structure, completed in December, 1888; built in three sections, divided by brick partitions, making practically three buildings. It has 56 tenements. Prices are: for a single room \$1.00 per week; for two rooms \$1.30 to \$1.70 per week; for three rooms, \$1.75 to \$2.25 per week; for four rooms \$2.75 to \$2.90 per week; for five rooms, \$3.50 per week.
  
- (2) **31-33 Athens Street** (in rear of Rufus Ellis Memorial), old wooden tenements repaired, but with plenty of light and air. Six tenements to each house. Prices: for three rooms \$1.00 to \$1.25 per week; for four rooms \$1.25 to \$1.50 per week.
  
- (3) **Broadway Estate** (on Broadway, C and Athens Streets.) This estate is about a quarter of a mile from properties numbered 1 and 2, and consists of shops and tenements. The buildings are old, some brick and others wood, plenty of light and air. The tenements are on C Street, (brick), and Athens Street, (wood), 20 in all. Prices on C Street for three rooms \$2.25 per week; for four and five rooms \$2.75 per week. On Athens Street for four rooms \$1.50 to \$2.00 per week; for five rooms \$2.25 to \$2.50 per week.







